



**1802143**      **Active**      **Lots & Acreage**      **Price: \$475,000**  
**9 AC Leffler St**      **City**      **Dodgeville**      109  
**County:** Iowa      **Mailing City:** Dodgeville  
**Subdivision:** WI 53533

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**Total Acreage:** 9.00 Assessor      **Price/Acre:** \$52,777.78  
**Wooded Acres:** 0.00      **Price/SqFt:**  
**Pasture Acres :** 0.00      **Number of Lots:** 1  
**Tillable Acres:** 0.00      **Lot Number(s):** 1  
**Wetland Acres:** 0.00

Hwy 18W to Dodgeville, R at first stoplight, L on Leffler St, property on Left.

**Lot Size:**

**School District:** Dodgeville

**Click M for Map:**  
**Documents (if any):**  
**Calculate Payment:**



**Lake/River:**

**Elementary:** Dodgeville

**Feet WaterFront:**

**Middle:** Dodgeville

**High:** Dodgeville

**Specific Builder Required:** No

**Annual HOA Dues:**

**Legal Description:** Lengthy

**Net Taxes:** \$ 57 / 2016

**Parcel #:** 216-1083

**Zoning:** A-1 AG

**Type** City  
**Present Zoning** Commercial/Industrial  
**Utilities Avail. (To Lot)** Natural gas, Electricity, Telephone, Cable, All underground  
**Water System** Municipal water available  
**Waste Disposal** Municipal sewer available  
**Road** Paved  
**Improvements** Curb/gutter

**Purchase Options** Sell entirely  
**Available Info** Can be divided, Aerial photos  
**Farm Features** Tillable, Currently non-working

**Topography** Level

Location! Location! Location! Frontage on Hwy. 18 with Access off Leffler Street. Hot Location for Investors and Business Ideas! Only One Block from Culver's, McDonald's, Taco Bell, Hotel, Walgreens, Kwik Trip and Super Walmart just up the road. Visibility is Awesome from Hwy. 18. Sewer and water is in. Possible TIF Money. Lands' End with over 3,000 employees just up the road. Start Thinking Opportunity!!

**Sold Price:**

**Concessions:**

**Closing Date:**

*This information provided courtesy of:* First Weber Inc

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